



## Invitation to Bid HNS 20-53

**NOTE:** Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

**Documents included in Package:**

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

**Bid Walk & Bid Opening:**

Project Address: 2029 Parson St.		SAFE HOMES REHAB	
Bid Walk: June 18, 2020 @ 10:00 am			
Bid Opening: June 25, 2020 @ 2:00 pm			
Client Name:		Contact Number:	
Project Manager: Mike Taylor		Contact Number: 704-336-4115	

**Bid Walk and Bidding Instructions:**

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Mike Taylor (cell # 980-215-1156).

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*

**The Bids will be opened at 600 East Trade St. immediately following the above due date and time.**



**SAFE HOME**  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2029 Parson St.** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

***All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:***

Dollars (\$ \_\_\_\_\_ )

*Written total*

Specs Dated: 6/9/2020

Number of Pages: 12

Addenda # 1 Dated:

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

**Project Schedule:** *Minimum Start Date -*

**Completion Deadline:**

***Please Print and Sign:***

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



### **Requirements For Bidders**

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Mikel Taylor  
Rehabilitation Specialist  
City of Charlotte  
Neighborhood and Business Services  
600 E. Trade St.  
Charlotte, NC 29202  
PH: (704) 336-4115  
Fax: (704) 632-8575



## Instructions to Bidders

### Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

### Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

### Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



**SAFE HOME**  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
  - Scope of Work
  - Addenda Acknowledgement
  - Itemized Work Sheet
  - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS  
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

# Bid Walk/Process for Contractors:

Revised 06/09/2020

## Before you leave/Pack list:

- Hand Sanitizer
- Gloves
- Mask(s)
- Safety glasses
- Booties
- Disinfectant spray
- Paper towels
- Coveralls
- Garbage bag(s)
- Any additional items needed such as measuring tape, camera, etc.

## Steps:

1. Arrive at site. Rehab Specialist has called homeowner to announce arrival. Everyone will vacate premises.
2. Contractors/Bid Attendees will put on mask (required) coveralls, safety goggles, and gloves in accordance with your comfort level.
3. Rehab Specialist has given homeowner copy of COVID-19 agreement to read and sign.
4. Review of Scope of Work prior to entering house while maintaining social distance, highlighting certain areas of interest.
5. Prior to entering house, hand sanitizer and refuse bag is placed outside entrance.
6. Contractors/Bid Attendees will spray shoes or put on booties.
7. Contractors/Bid Attendees will walk individually through or maintaining social distance while reviewing Scope of Work within house. No more than one Rehab Specialist and two Bid Attendees may be in the house at one time.
8. Upon exit, spray shoes or take off booties.
9. Rehab Specialist is available to answer any questions once all contractors have gone through.
10. Doffing: Starting with removal of coveralls into garbage bag. Safety glasses removed and cleaned. Gloves discarded. Use hand sanitizer. Refuse bag to be secured in vehicle.
11. Remove mask last, once at vehicle.
12. Dispose of PPE. Launder coveralls. Replace items.

# Work Specification

Response Due: 6/9/2020 2:15

Prepared By:  
City of Charlotte Housing & Neighborhood Services  
600 E. Trade Street  
Charlotte, NC 28202  
(704) 336-7600

## Property Details

Address: 2029 Parson St  
Charlotte, NC 28205

Structure Type: Single Unit

Square Feet: 828

Year Built: 1940

Property Value: 63600

Tax Parcel: 07907614

Census Tract:

Property Zone: Council District 1

Owner: Ernestine Harris

Owner Phone: Home: (704) 763-8751

Program(s): Healthy Homes  
Tested- NO LEAD  
SHFY19 Pre-Approved  
SH2019 Eligible  
CDBG

## Additional Comments

Final scope of work for bid

## Repairs

### Description

Floor      Room      Exterior

### General Requirements

#### All Contractor's Project Requirements

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use. Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Total Cost}$

# Work Specification

## General Requirements

### Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## General Requirements

### Exterminate Insects

Exterminate for insects. Include a one year warranty with provisions for re-treatment as necessary during the year. All extermination shall be performed by a licensed contractor.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Building Systems

### Replace Receptacles, Switches, and Plates

Replace all existing receptacles, switches and cover plates throughout entire house.

Install three prong receptacles at all outlets. Install GFCI and AFCI protection as required by Electrical Code at all receptacles on two wire circuits. Label such receptacles per Code requirements.

WHEN AN EXISTING RECEPTACLE IS IN A CODE DEFINED DAMP OR WET LOCATION, CONTRACTOR IS RESPONSIBLE FOR UPGRADING THE RECEPTACLE TO FULL GFCI PROTECTION AS REQUIRED BY CODE.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Building Systems

### Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Detector in the hallway shall be a combination CO/smoke detector.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Bathroom

### Bath Exhaust Fan Replace

Remove existing bath fan and vent and dispose of properly.

Install a new bath fan vented to the exterior.

NOTE: FAN AND LIGHT ARE CURRENTLY WIRED TOGETHER. WIRE FAN TO BE CONTROLLED BY A SEPARATE SWITCH.

Repair any tear out.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$



# Work Specification

## Bathroom

### GFCI Receptacle 20 AMP

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Bathroom

### Light Fixture Replace

Replace existing light with a wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Kitchen

### Florescent Light Fixtures

Install matching Energy Star rated 4' florescent fixture with 4 tubes and a wrap around shade. Materials and installation shall conform to the Construction Standards and the Electrical Code.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Kitchen

### Range Hood Exterior Vented

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Building Systems

### Correct Water Heater Wiring

Correct the electrical wiring at the water heater to comply with the electrical code.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Exterior

### Light Fixture Exterior

Install new UL approved, LED light fixtures at the existing wiring at the front porch.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## Building Systems

### Replace/Install Duct Work System

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.) Ductwork shall be R-8 and mastic sealed.

Frame a box at the existing return location so the new return can be wall mounted instead of being in the floor. Cover top with 1/2 plywood. Cover entire box with 1/2" drywall and finish to paint ready condition. Install base around the bottom of the box.

Insure ductwork covering between gaspack and house is properly attached to house and sealed weather tight.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## Exterior

### Tear Off & Reroof Shingles

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## Bathroom

### Steel Bathtub - Remove and Replace

Remove existing tub and ceramic surround and dispose of properly.

Remove interior window trim components as necessary in order to close up window on interior. Install black plastic over interior of window and frame up opening as necessary to support tile surround. Insulate all open wall cavities to Code.

Install blocking for grab bars as necessary.

Install a 5' white, enameled, formed steel bathtub complete with slip-resistant surface, lever operated pop-up drain and overflow, PVC waste, single lever tub/shower diverter with water-saving shower head.

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

Install three grab bars at locations chosen by home owner.

EXISTING WALL TILE IN REMAINDER OF BATHROOM TO REMAIN. TAKE CARE THAT THE TRANSITION FROM NEW TILE TO OLD TILE IS SMOOTH, NEAT, AND PROFESSIONAL.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

# Work Specification

## Bathroom

### Prep & Paint Room Semi Gloss

Remove or cover hardware, fixtures, accessories, and other room contents that are not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces.

Fill holes and cracks. Repair any remaining defects in surfaces as necessary to produce smooth paint ready surfaces.

Prime all materials with a stain killing primer.

NOTE: Very old paint or other site conditions may require the use of a bonding primer to achieve a durable finished product. The contractor is responsible for choosing products and processes that insure a durable finished product.

Top coat with two coats of low VOC acrylic latex paint. Use semi-gloss paint in kitchens and bathrooms.

Surfaces to be painted include all walls, ceiling, trim, and doors. Interiors of closet are not included. Ceiling shall be painted the owner's choice of ceiling white or the selected wall color.

Replace or uncover hardware, fixtures, accessories, and other room contents.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Bathroom

### Resilient Flooring

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be full glue down sheet vinyl approved by the rehab specialist. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Include underlayment or floor leveling compound as necessary to prevent telegraphing of existing surface and meet manufacturer's requirements.

INCLUDES PULLING AND RESETTING EXISTING COMMODE WITH A NEW WAX SEAL.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Bathroom

### Vanity/ Counter Top/ Sink

Install new vanity cabinet complete with marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates.

Vanity medicine cabinet/mirror to remain.

Contractor is responsible for complying with Code required clearances for plumbing fixtures.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## Kitchen

### R/R Wall Cabinet over Range

Remove the existing cabinet over the range.

Re-install existing cabinet on the laundry wall at the owner's preferred location.

Provide and install a new bridge cabinet at the proper height over the range. New cabinet to match existing cabinets as closely as possible.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Kitchen

### Counter Tops Replace

Install a pre-measured and cut plastic laminate top from a top shop, complete with end-caps and cutout for sink. Attach to cabinets with screws. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

DO NOT BUY A COUNTERTOP BLANK AND CUT TO SIZE YOURSELF!

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Kitchen

### Double Bowl Sink Complete

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Kitchen

### Prep & Paint Room Semi Gloss

Remove or cover furniture, appliances, hardware and accessories not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Repair cracked and damaged surfaces and fill small holes. Sand all repairs to a smooth, paint ready condition.

Prime all surfaces with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex.

Painting shall include DOORS, WALLS, AND TRIM. Doors and trim shall be painted with SEMI-GLOSS latex.

CEILING AND CLOSET INTERIORS ARE NOT INCLUDED.

Replace or uncover furniture, appliances, hardware, and accessories.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

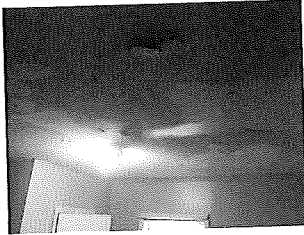
Bedroom Back

## Ceiling Repair

Remove or cover the contents of the room.

Remove popcorn ceiling finish.

Patch all damaged areas of the ceiling per the Construction Specifications. Tape, mud, and sand ceiling as necessary to produce a smooth, paint ready surface.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bedroom back

## Resilient Flooring

Remove existing carpet, padding, tack strips, staples, and shoe molding and dispose of properly. Prepare existing flooring surface as necessary to produce a smooth, flat surface that meets flooring manufacturer's specifications for installation of vinyl plank flooring.

Install waterproof, 25 year warrantied interlocking vinyl plank flooring per the manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Includes moving and re-setting room contents as necessary to accomplish the work.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bedroom Back

## Prep & Paint Room Flat

Remove or cover furniture, hardware and accessories not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Repair cracked and damaged surfaces and fill small holes. Sand all repairs to a smooth, paint ready condition.

Prime all surfaces with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex.

Painting shall include DOORS, WALLS, CEILING, and ALL TRIM. Doors and trim shall be painted with SEMI-GLOSS latex.

CLOSET INTERIORS ARE NOT INCLUDED.

Replace or uncover furniture, hardware, and accessories.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

# Work Specification

## Bedroom Front

### Prep & Paint Room Flat

Remove or cover furniture, hardware and accessories not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Repair cracked and damaged surfaces and fill small holes. Sand all repairs to a smooth, paint ready condition.

Prime all surfaces with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex.

Painting shall include DOORS, WALLS, AND TRIM. Doors and trim shall be painted with SEMI-GLOSS latex.

CEILING AND CLOSET INTERIORS ARE NOT INCLUDED.

Replace or uncover furniture, hardware, and accessories.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Bedroom front

### Resilient Flooring

Remove existing carpet, padding, tack strips, staples, and shoe molding and dispose of properly. Prepare existing flooring surface as necessary to meet flooring manufacturer's specifications for installation of vinyl plank flooring.

Install waterproof, 25 year warrantied interlocking vinyl plank flooring per the manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Includes moving and re-setting furniture as necessary to accomplish the work.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Bedroom Left

### Resilient Flooring

Prepare existing flooring surface as necessary to produce a smooth, flat surface that meets flooring manufacturer's specifications for installation of vinyl plank flooring.

Install waterproof, 25 year warrantied interlocking vinyl plank flooring per the manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Includes moving and re-setting furniture as necessary to accomplish the work.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

# Work Specification

## Bedroom Left

### Prep & Paint Room Flat

Remove or cover furniture, hardware and accessories not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Repair cracked and damaged surfaces and fill small holes. Sand all repairs to a smooth, paint ready condition.

Prime all surfaces with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex.

Painting shall include DOORS,WALLS, AND TRIM. Doors and trim shall be painted with SEMI-GLOSS latex.

CEILING AND CLOSET INTERIORS ARE NOT INCLUDED.

Replace or uncover furniture, hardware, and accessories.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Hall

### Prep & Paint Room Flat

Remove or cover hardware and accessories not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Repair cracked and damaged surfaces and fill small holes. Sand all repairs to a smooth, paint ready condition.

Prime all surfaces with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex.

Painting shall include DOORS,WALLS, AND TRIM. Doors and trim shall be painted with SEMI-GLOSS latex.

CEILING IS NOT INCLUDED.

Replace or uncover hardware, and accessories.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

### Prehung Metal Door Entrance- BACK DOOR

## Sitting Room

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

NOTE: NEW DOOR SHALL SWING OPPOSITE EXISTING TO OPEN AGAINST SIDE WALL OF ROOM.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## Prep and Paint Trim

### Sitting Room

Remove or cover furniture, hardware and accessories not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Repair cracked and damaged surfaces and fill small holes. Sand all repairs to a smooth, paint ready condition.

Prime all surfaces with acrylic latex. Painting shall include DOORS AND TRIM. Doors and trim shall be painted with SEMI-GLOSS latex.

WALLS, CEILING, AND CLOSET INTERIORS ARE NOT INCLUDED.

Replace or uncover furniture, hardware, and accessories.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Door Hardware Exterior

### Living Room

Replace entry hardware. Install mortised dead bolt and lever handled door, keyed alike with the rear entry door.

Install new base mounted door stop.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Replace Window Balance

### Living Room

Replace window balance and repair window as necessary so the window opens and closes properly.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Door Hardware Interior

### Building Systems

Replace all interior door hardware with lever handle sets. Privacy on bedrooms and bathrooms. Passage on all others. Finish to match existing house hardware.

PANTRY DOOR AND FRONT CLOSET DOOR IN REAR BEDROOM ARE NOT INCLUDED DUE TO INCOMPATIBLE EXISTING HARDWARE.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Replaced Damaged/Missing Window Screens and Storm Panels

### Building Systems

Replace missing or damaged window screens and storm panels.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$



# Work Specification

## Attic Insulation Increase to R-38

Attic

Remove stored items in attic and dispose of properly.

Build a box around the attic access high enough to retain R-38 insulation.

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Install sealed insulated cover over the attic stairs.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Insulate Floor R-19

Building Systems

Install R-19 Kraft faced batt fiberglass insulation to floor system. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Vapor Barrier

Building Systems

Remove all trash, debris, and owner items from crawl space and dispose of properly

Lay 6 mil poly vapor barrier on ground in crawl space to cover 100% of the ground. Overlap seams by 2' and secure with landscape staples 3' on center. Secure perimeter with landscape staples 3' on center.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Exterior Deck

Exterior

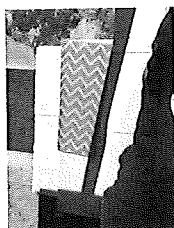
Remove existing deck and dispose of properly. Build a new 8' x 10' deck complete with guardrails and stairs with handrails. All work and materials to be fully compliant with the Building Code.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Front Step Repair

Exterior

Remove ceramic tile, prep and resurface steps with Polymer Modified Concrete Resurfacing. Ensure even rise and run.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## Handrails/Guardrails

Exterior

Install pressure treat wood guardrails and handrails on both sides of the front porch and stairs.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Repair Crawl Space Access Door

Exterior

Replace existing hasp on crawl space door so the door closes securely.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Downspouts & Gutter Repair

Exterior

Replace downspout at right rear corner of house.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Certification

Contractor Name: \_\_\_\_\_

Total Cost: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_